

## PROPERTY LOCATION

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 118 |        | HEMLOCK ST, ARLINGTON |

## OWNERSHIP

| OWNERSHIP |                          |       | Unit #:    |
|-----------|--------------------------|-------|------------|
| Owner 1:  | SINGH TAVLEEN & STEFANIE |       |            |
| Owner 2:  |                          |       |            |
| Owner 3:  |                          |       |            |
| Street 1: | 118 HEMLOCK ST           |       |            |
| Street 2: |                          |       |            |
| Twn/City: | ARLINGTON                |       |            |
| St/Prov:  | MA                       | Cntry | Own Occ: Y |
| Postal:   | 02474                    | Type: |            |

## PREVIOUS OWNER

|           |                |       |  |
|-----------|----------------|-------|--|
| Owner 1:  | ZHANG YUN -    |       |  |
| Owner 2:  | -              |       |  |
| Street 1: | 118 HEMLOCK ST |       |  |
| Twn/City: | ARLINGTON      |       |  |
| St/Prov:  | MA             | Cntry |  |
| Postal:   | 02474          |       |  |

## NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 2191 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exmpt   |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

[illegible]

|              |         |              |      |             |     |            |               |           |        |         |            |        |         |
|--------------|---------|--------------|------|-------------|-----|------------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 0.10799 | Total SF/SM: | 4704 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 392,785 | SpL Credit | Total: | 392,800 |
|--------------|---------|--------------|------|-------------|-----|------------|---------------|-----------|--------|---------|------------|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Residential

**CARD****ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

Total Card /

Total Parcel

691,500 /

**691,500**

**691,500 /**

**691,500**

**691,500 /**

**691,500**



**Patriot**  
Properties Inc.

## USER DEFINED

|                |       |
|----------------|-------|
| Prior Id # 1:  | 59590 |
| Prior Id # 2:  |       |
| Prior Id # 3:  |       |
| Prior Id # 1:  |       |
| Prior Id # 2:  |       |
| Prior Id # 3:  |       |
| Prior Id # 1:  |       |
| Prior Id # 2:  |       |
| Prior Id # 3:  |       |
| ASR Map:       |       |
| Fact Dist:     |       |
| Reval Dist:    |       |
| Year:          |       |
| LandReason:    |       |
| BldReason:     |       |
| CivilDistrict: |       |
| Ratio:         |       |

## ACTIVITY INFORMATION

| Date       | Result       | By  | Name        |
|------------|--------------|-----|-------------|
| 10/28/2019 | SQ Returned  | JO  | Jenny O     |
| 5/2/2019   | SQ Returned  | JO  | Jenny O     |
| 10/16/2018 | MEAS&NOTICE  | CC  | Chris C     |
| 2/7/2013   | Meas/Inspect | BR  | B Rossignol |
| 12/12/2008 | Meas/Inspect | 336 | PATRIOT     |
| 4/7/2000   | Inspected    | 276 | PATRIOT     |
| 1/25/2000  | Mailer Sent  |     |             |
| 1/25/2000  | Measured     | 276 | PATRIOT     |
| 12/1/1991  |              | PM  | Peter M     |

**Sign:** VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_

## IN PROCESS APPRAISAL SUMMARY

| Use Code                | Land Size | Building Value                 | Yard Items | Land Value | Total Value     | Legal Description | User Acct |
|-------------------------|-----------|--------------------------------|------------|------------|-----------------|-------------------|-----------|
| 101                     | 4704.000  | 298,700                        |            | 392,800    | 691,500         |                   | 59590     |
|                         |           |                                |            |            |                 |                   | GIS Ref   |
|                         |           |                                |            |            |                 |                   |           |
|                         |           |                                |            |            |                 |                   | GIS Ref   |
| Total Card              | 0.108     | 298,700                        |            | 392,800    | 691,500         | Entered Lot Size  |           |
| Total Parcel            | 0.108     | 298,700                        |            | 392,800    | 691,500         | Total Land:       |           |
| Source: Market Adj Cost |           | Total Value per SQ unit /Card: |            | 315.58     | /Parcel: 315.58 | Land Unit Type:   | Insp Date |

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |          |          |          |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|----------|----------|----------|
| 2022   | 101 | FV  | 298,700    | 0         | 4,704.    | 392,800    | 691,500     |               | Year end      | 12/23/2021 | PRINT    |          |          |
| 2021   | 101 | FV  | 288,600    | 0         | 4,704.    | 392,800    | 681,400     |               | Year End Roll | 12/10/2020 |          | Date     | Time     |
| 2020   | 101 | FV  | 288,500    | 0         | 4,704.    | 392,800    | 681,300     | 681,300       | Year End Roll | 12/18/2019 |          | 12/30/21 | 05:42:30 |
| 2019   | 101 | FV  | 228,400    | 0         | 4,704.    | 398,400    | 626,800     | 626,800       | Year End Roll | 1/3/2019   | LAST REV |          |          |
| 2018   | 101 | FV  | 228,400    | 0         | 4,704.    | 297,400    | 525,800     | 525,800       | Year End Roll | 12/20/2017 |          | Date     | Time     |
| 2017   | 101 | FV  | 228,400    | 0         | 4,704.    | 269,300    | 497,700     | 497,700       | Year End Roll | 1/3/2017   |          | 10/28/19 | 08:13:27 |
| 2016   | 101 | FV  | 228,400    | 0         | 4,704.    | 258,100    | 486,500     | 486,500       | Year End      | 1/4/2016   |          |          |          |
| 2015   | 101 | FV  | 214,400    | 0         | 4,704.    | 218,800    | 433,200     | 433,200       | Year End Roll | 12/11/2014 |          |          |          |

## SALES INFORMATION

| Grantor         | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| ZHANG YUN,      | 73095-66  | 1    | 8/12/2019  |           | 715,000    | No | No  |       |       |
| JAEGER ROBERT,  | 71027-45  | 1    | 5/18/2018  |           | 721,000    | No | No  |       |       |
| COONEY JACQUELY | 51787-380 |      | 10/15/2008 |           | 445,000    | No | No  |       |       |
| COONEY JACQUELY | 46825-567 |      | 1/17/2006  | Family    | 1          | No | No  |       |       |
| BELEY JOAN M    | 46825-561 |      | 1/17/2006  | Family    | 1          | No | No  |       |       |
| OPPEDISANO ANTH | 45407-588 |      | 6/17/2005  |           | 487,500    | No | No  |       |       |
|                 | 11414-734 |      | 10/20/1967 |           |            | No | No  |       | N     |

## BUILDING PERMITS

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**AssessPro** Patriot Properties, Inc